

Marcus & Millichap
TAG INDUSTRIAL GROUP

LAKE ZURICH CONTRACTOR YARD 500 ROSE ROAD

LAKE ZURICH, IL 60047

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The background of the slide is a photograph of an industrial building. The left side shows the interior of a large, empty warehouse with a high ceiling supported by a grid of dark steel beams. The right side shows the exterior of the building, featuring light-colored corrugated metal siding and a concrete base. A thin orange horizontal line is positioned above the main title.

TABLE OF CONTENTS

01

INVESTMENT OVERVIEW

SECTION 1

Offering Summary • Property Details • Offering Highlights • Rent Roll • Operating Statement
Regional Map • Aerial Map • Property Photos
Acquisition Financing

02

MARKET OVERVIEW

SECTION 2

Market Analysis



SECTION 1

INVESTMENT OVERVIEW

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OFFERING SUMMARY

- Vacant 5,200-Square-Foot Industrial Property Situated on 0.91 Acres
 - Featuring Metal Construction, 14-18' Clear Height, and Three Grade-Level Doors, Including One Drive-Through Repair Bay
 - Zoned as 9-6-2 for Industrial Use, Ideal for Truck Repair, Contractor Storage, or Fleet Maintenance
 - Close Proximity to East Main Street & South Rand Road
- Outperforming South Lake Submarket: 5.9% Vacancy Rate & 4.2% Rent Growth in Q1 2026 vs. National Averages of 7.8% and 1.4%

The property in question is a vacant 5,200-square-foot industrial space situated on 0.91 acres of land. This industrial property features metal construction and has a clear height of 14' to 18', making it suitable for various industrial uses that require ample storage and working space. The property also includes three grade-level doors, one of which is a drive-through repair bay, providing easy access and versatility. The property's layout and design allow for efficient use of space, making it a valuable asset for potential buyers or tenants. With a building coverage ratio of 13 percent, the property provides ample room for parking and outdoor storage.

The property is zoned as 9-6-2, making it suitable for a variety of industrial activities such as truck repair, contractor storage, or fleet maintenance. Proximity to East Main Street and South Rand Road makes the property easily accessible and provides convenient access to major transportation routes. Located in South Lake, the property benefits from a strong submarket with a vacancy rate of 5.9 percent and annual rent growth of 4.2 percent in Q1 2026, outperforming national averages of 7.8 percent vacancy and 1.4 percent rent growth (CoStar, based on top 50 metros, classes A, B, & C, and minimum 10,000 square feet). This indicates a strong demand for industrial space in the area and a positive outlook for the local economy.

PROPERTY DETAILS

500 ROSE ROAD, LAKE ZURICH, IL 60047

Number of Suites	1
Number of Buildings	1
Total Square Feet	5,200 SF
Year Built	1971
Lot Size	0.91 acres
Clear Height	14'
Parking Surface	Crushed Gravel
Building Class	C
Tenancy	Owner-User
Grade Level Doors	3
Construction	Metal
Power	Heavy
Type of Lighting	Fluorescent
Zoning	I-2
Roof Type	Metal
Market	IL-Chicago MSA





OFFERING HIGHLIGHTS

500 ROSE ROAD

OFFERING PRICE

\$900,000

Offering Price	\$900,000
Price/SF	\$173.08
Total Square Feet	5,200
Tenancy	Owner-User

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services of Chicago, Inc. © 2026 Marcus & Millichap. All rights reserved. (Activity ID: ZAG0370793)

RENT ROLL

Tenant Name	Suite	Square Feet	% Bldg Share	Lease Dates		Annual Rent per Sq. Ft.	Total Rent Per Month	Total Rent Per Year	Pro Forma Rent Per Year	Lease Type
				Comm.	Exp.					
New Tenant	A	5,200	100.0%	TBD	TBD	\$0.00	\$0.00	\$0.00	\$96,000	NNN
Total		5,200				\$0.00	\$0.00	\$0.00	\$96,000	
Occupied Tenants: 0				Unoccupied Tenants: 1		Occupied GLA: 0.00%		Unoccupied GLA: 100.00%		
Total Current Rents: \$0						Occupied Current Rents: \$0		Unoccupied Current Rents: \$0		

OPERATING STATEMENT

Income	Current	Per SF	Pro Forma	Per SF	Notes
Scheduled Base Rental Income	0	0.00	96,000	18.46	
Expense Reimbursement Income					
Net Lease Reimbursement					
CAM	0	0.00	10,712	2.06	\$2/SQFT - Broker Estimate – Pro-Forma Grossed 103% \$0.4/SQFT - Broker Estimate – Pro-Forma Grossed 103% Pro-Forma Grossed 105%
Insurance	0	0.00	2,142	0.41	
Real Estate Taxes	0	0.00	10,279	1.98	
Total Reimbursement Income	\$0	0.0%	\$23,133	100.0%	\$4.45
Effective Gross Revenue	\$0	\$0.00	\$119,133	\$22.91	
Operating Expenses					
CAM	10,400	2.00	10,712	2.06	
Insurance	2,080	0.40	2,142	0.41	
Real Estate Taxes	9,789	1.88	10,279	1.98	
Total Expenses	\$22,269	\$4.28	\$23,133	\$4.45	
Expenses as % of EGR	0.0%		19.4%		
Net Operating Income	-\$22,269	(\$4.28)	\$96,000	\$18.46	

Midwest Precast Products

500 ROSE ROAD

Fetco

Skeeter Guys Inc

Rose Rd

Rose Rd

N Buesching Rd

Industrial Wire & Cable Corporation

Map data ©2026 Google



500 ROSE
ROAD





CAPABILITIES

MMCC — our fully integrated, dedicated financing arm — is committed to providing superior capital market expertise, precisely managed execution, and unparalleled access to capital sources, providing the most competitive rates and terms.

We leverage our prominent capital market relationships with commercial banks, life insurance companies, CMBS, private and public debt/equity funds, Fannie Mae, Freddie Mac, and HUD to provide our clients with the greatest range of financing options.

Our dedicated, knowledgeable experts understand the challenges of financing and work tirelessly to resolve all potential issues for the benefit of our clients.



Closed 1,659 Debt and equity financings in 2025



National platform operating within the firm's brokerage offices



\$11.9 billion total national volume in 2025



Access to more capital sources than any other firm in the industry

WHY MMCC?

Optimum financing solutions to enhanced value

Enhanced control through MMCC's ability to qualify investor finance contingencies.

Enhanced control through quickly identifying potential debt/equity sources, processing, and closing buyer's finance alternatives.

Enhanced control through MMCC's ability to monitor investor/due diligence and underwriting to ensure timely, predictable closings.



SECTION 2

MARKET OVERVIEW

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CHICAGO ILLINOIS

Chicago-Naperville-Elgin is one of the largest metros in the nation. The Chicagoland area is bounded to the east by Lake Michigan and expands over a 5,000-square-mile region in northeastern Illinois, extending into Wisconsin and Indiana. The metro houses 9.4 million people and comprises 14 counties. The city of Chicago contains 2.6 million residents. During the past 20 years, the greatest growth occurred in the western portion of the region and was exemplified between 2020 and 2021. Since then, movement back into downtown Chicago is gaining headway as employers increasingly push for in-person work attendance, while progressing tourism levels support activity in the urban core.



SECOND-LARGEST
METROPOLITAN
AREA



WEALTH OF
INTELLECTUAL
CAPITAL



LARGE, DIVERSE
EMPLOYMENT
BASE

METROPLEX GROWTH

ECONOMY

The metro has one of the biggest economies in the nation and is buoyed by its distribution, finance, manufacturing operations and growing high-technology sectors. Fortune 500 companies headquartered in the metro include Walgreens, State Farm Insurance and McDonald's. The area is a major global tourist and convention destination. Typically, more than 50 million people visit the metro annually, supporting nearly 500,000 jobs in the leisure and hospitality sector. Although suppressed during the pandemic, visitations and employment have rebounded substantially. Large tech firms operating in the metro, such as Amazon and Google, attract a wide array of startup companies. Backed by some of the nation's more well-regarded universities, the workforce is considered one of the most diverse and well trained among major United States metros.



9%
MANUFACTURING



20%
TRADE, TRANSPORTATION
AND UTILITIES



11%
GOVERNMENT



15%
EDUCATION AND
HEALTH SERVICES



7%
FINANCIAL
ACTIVITIES



18%
PROFESSIONAL AND
BUSINESS SERVICES



4%
CONSTRUCTION



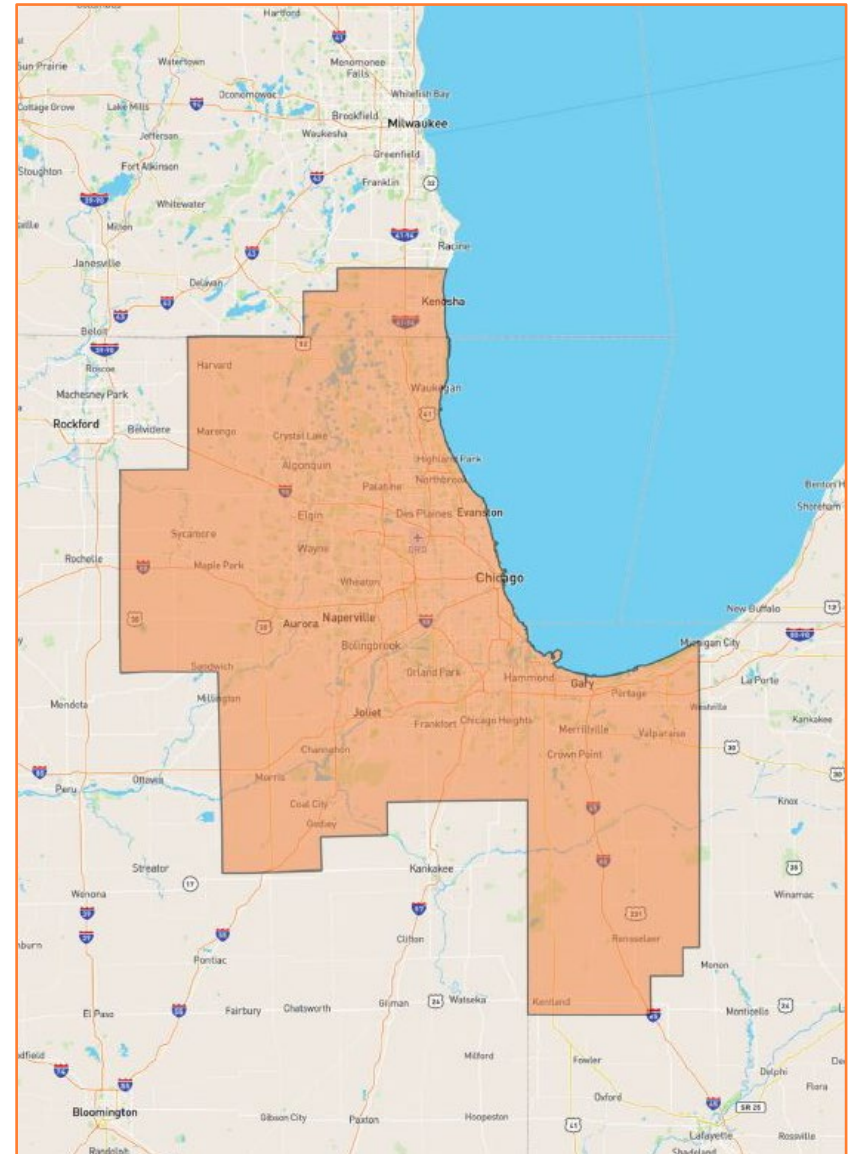
9%
LEISURE AND
HOSPITALITY



3%
INFORMATION



4%
OTHER SERVICES



METROPLEX GROWTH

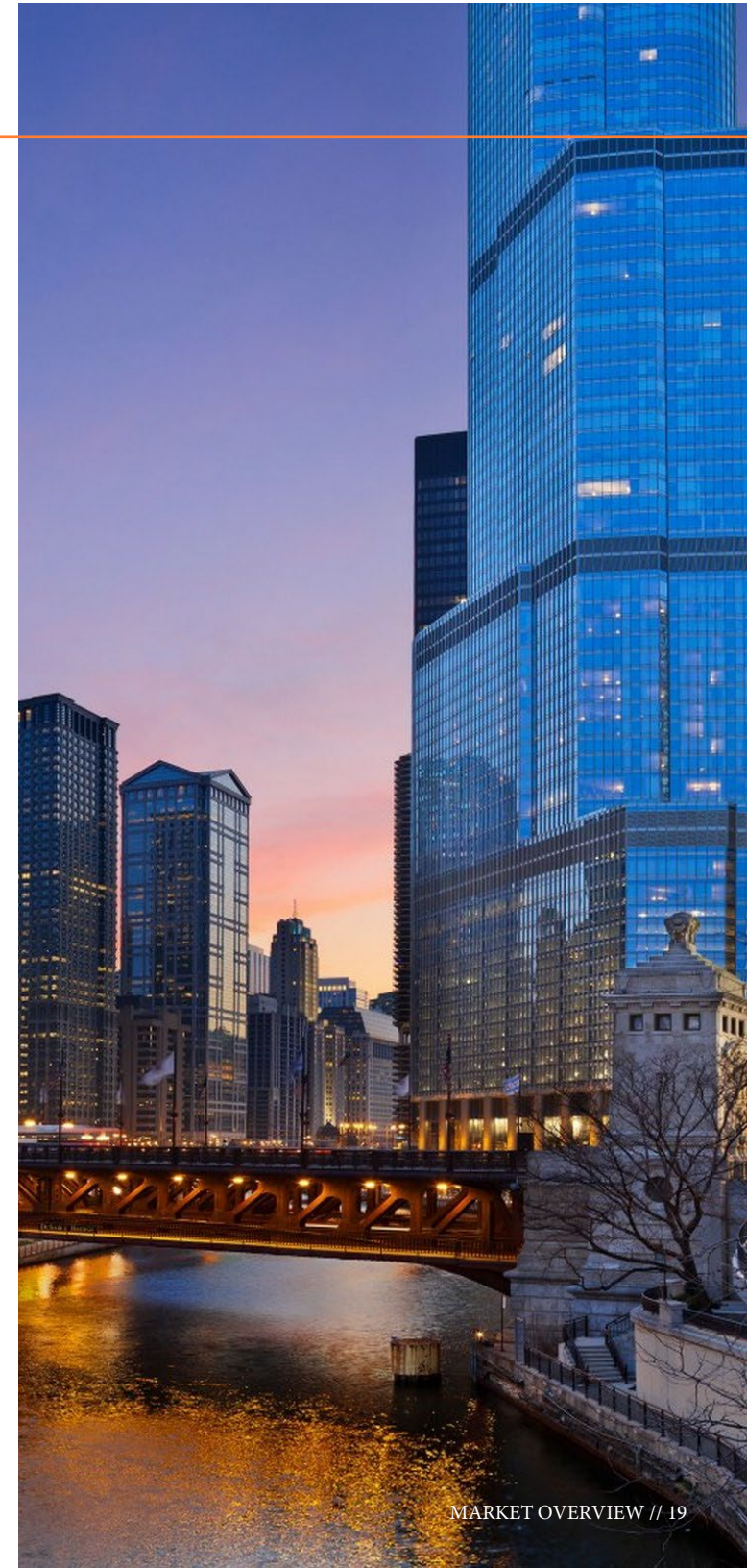
TRANSPORTATION

The region's transit network ranks among the largest and most efficient across the country, with the Chicago L spanning over 200 miles across the metro. The vast network of freeways, centralized location, a large rail-truck intermodal facility and the Port of Chicago contribute to the metro's position as a major distribution and logistics hub. Chicago is the nation's top freight rail hub, with major carriers BNSF, Union Pacific, CSX and Norfolk Southern servicing the region. Amtrak routes originate from Union Station, while the "L" serves the city of Chicago. The Metra commuter rail provides passenger service in the suburbs. International airports include O'Hare, Midway and Gary/Chicago. Sixteen smaller airports also provide air service for the region.



QUALITY OF LIFE

The Chicago metro has something to offer each of its residents and visitors, whether it is legendary blues and jazz music, cultural and educational venues, professional sports, dining, entertainment, shopping, or recreational amenities. The Chicago area's relative affordability is largely due to its lower housing costs. The median home price is significantly less than in other cities of its size and is below that of many smaller cities, including Seattle and Denver. Cultural activities and artistic venues underpin the metro's cosmopolitan lifestyle. The region is home to various well-known museums, including the world-class Field Museum, Shedd Aquarium, the Museum of Science and Industry, the Art Institute of Chicago, and Adler Planetarium. The theater scene rivals the world's best, and troupes, dance companies, symphony orchestras and music venues abound. Chicago is also home to the upcoming Obama Presidential Center, which is set to open in 2026.



METROPLEX GROWTH

DEMOGRAPHICS

Chicago is the second-most populous metro in the U.S. with 9.4 million residents. During the next five years, however, the population is expected to lower marginally. World-class education institutions, including Northwestern University and the University of Chicago, help provide the metro with a skilled labor pool. More than 40 percent of residents ages 25 and older hold a bachelor's degree, and of these, roughly 16 percent have also earned a graduate or professional degree, which is well above the national level. Younger professionals moving to the market for employment provide a skilled workforce and contribute to a median age that is roughly in line with the U.S. median, as well as a household income above the national level. More people are renting as thousands of new apartments are completed. Local homeownership is slightly below the national rate of 65 percent.



POPULATION
9.4M
2025-2029* Growth
0.0%



HOUSEHOLDS
3.7M
2025-2029* Growth
0.4%



MEDIAN AGE
39
U.S. Median
39



MEDIAN HOUSEHOLD INCOME
\$96,000
U.S. Median
\$76,000



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